

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 27, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 27, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

**Members Absent:** John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF June 20, 2013.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 20, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

<b>PRB #</b>	<b>13-101</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	125-002-007A		
<b>Grantee:</b>	Drew Friedman		
<b>Property:</b>	Northerly side of State Route 4 adjacent to 319 East Street, Sharon		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 13,423 ± SF of vacant land to the Grantee as the result of a sole abutter bid		

The release parcel of 13,423 SF was requested by the sole abutter, Drew Friedman, whose single family residence is at the corner of Cornwall Bridge Road and East Street, Sharon. Because the parcel does not meet the spatial requirements of the residential zone, DOT may offer it for sale to the sole abutter through procedures complying with CGS Sections 3-14b and 13a-80.

The new highway line will be uniformly 50 feet distant from the center line of Route 4. The release parcel includes portions of Gunney Brook where it crosses the release parcel in two places. The length along the highway line (frontage) is a total of 416 feet.

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In support of the release value of \$4,000 plus \$1,000 administrative fee, DOT submitted an appraisal report prepared by Edward P. Sass, Jr. as of 6/20/2012. Mr. Sass prepared a "before and after" analysis of the abutter's property. Before, the grantee's property 1.4 acres (60,984 SF) acres improved with a Cape style home built in 1739, gross living area of 1,814 SF with 8 rooms, 2 bedrooms & 2.5 baths. After, the site will increase to 1.71 acres, with same improvements. Mr. Sass valued only the site. Relying on three sales he concluded the site value before assemblage to be \$42,000; and the value of the release parcel to be \$4,000.

At its meeting on May 16, 2013 the Board suspended this item so that data could be analyzed regarding lot values in this market. The available data indicated that the value of the release parcel has been under estimated. The DOT provided their appraiser's detailed regarding the subject's appraised 1.4 acre site value. The appraiser relied on a 2010 sale of 2.392 acres for \$70,000 and a 2011 sale of 3.04 acres for \$68,000. These comparable sales received downward adjustments of 40%, which indicated a \$42,000 site value for the subject (\$0.69/SF). The release 13,423 SF release parcel value was additionally discounted 55% resulting in a value of \$0.30/SF, or \$4,000.

SPRB staff recommended that, based on the available market data, the Board reject the proposed sale. The data for the Sharon, Connecticut residential real estate market reviewed by the Board indicates that the value of the 13,423 ± SF release parcel exceeds the proposed sale price of \$4,000.

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-133</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	107-167-069		
<b>Grantor:</b>	Joseph P. Olender, et al.		
<b>Property:</b>	212 Triangle Boulevard, Middlebury, CT		
<b>Project Purpose:</b>	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
<b>Item Purpose:</b>	Acquisition of 0.76+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 47<sup>th</sup> in this project to come before the Board and is located in the project's Phase 7 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$280,000.

<b>PRB #</b>	<b>13-134</b>	<b>Transaction/Contract Type:</b>	RE / Amendment
<b>Origin/Client:</b>	DAS/DAS		

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**Lessee:** Thames Valley Council for Community Action, Inc.  
**Property:** Uncas on Thames Campus, 401 West Thames Street, Norwich  
**Project Purpose:** Amendment to the Lease-Out of Building #8  
**Item Purpose:** Amendment to an existing Lease-out for a new 5-year term with one 5-year renewal to allow for the continued use of a 15,584 SF as well as 14,310 additional SF in Building #8. Thames Valley Council for Community Action, Inc. shall use a total of 29,894 SF for social service programs, administrative offices, a shelter and storage.

The Thames Valley Council for Community Action, Inc. (TVCCA) is a community action agency that serves southeastern Connecticut. It is a private, non-profit corporation that has been providing social services to the region's economically and otherwise disadvantaged citizens of New London County for over 40 years. The agency's existing lease at Building #8, Uncas on Thames, expires 6/30/14. The June 12, 2013 DAS memorandum indicates that the Lessee, in addition to 15,584 SF on 2<sup>nd</sup> and 3<sup>rd</sup> floors, has also been occupying a total of 14,310 SF in the Basement and the 1<sup>st</sup> Floor of Building #8 without a lease.. The 1<sup>st</sup> Floor is used for a shelter for homeless families with children, and the Basement is used for storage. The Lessee desires to perform tenant improvements throughout the building in the amount of \$211,000 and receive rent credit in the same amount.

Staff recommended Board approval of the Lease Amendment. The Lessee's annual rent of \$109,088.04 will increase to \$124,671.96 for the five year term beginning June 30, 2014. DAS has indicated that the rental rate will recapture the State's expense of operating the facility.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 13-4000 **Transaction/Contract Type:** Purchase & Sale Agreement  
**Origin/Client:** DAS/ DAS – **DISCUSSION ONLY**

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board commenced discussion of the proposed purchase and sale agreement at 10:06 a.m. and concluded at 10:22 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

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**OPEN SESSION**

The Board took the following votes in Open Session:

**PRB FILE #13-101-** Mr. Norman moved and Mr. Josephy seconded a motion to reject PRB File #13-101 and return the file to the Department of Transportation because while the Board is not opposed to the disposition of this surplus property, the data for the Sharon, Connecticut residential real estate market reviewed by the Board indicates that the value of the 13,423 ± SF release parcel exceeds the proposed sale price of \$4,000. The motion passed unanimously.

**PRB FILE #13-133-** Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-133. The motion passed unanimously.

**PRB FILE #13-134-** Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-134. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary